

HOUSE No. 1453

By Mr. Honan of Boston, petition of Kevin G. Honan and others expanding housing and workforce opportunities for elders, veterans and families. Children and Families.

The Commonwealth of Massachusetts

PETITION OF:

Kevin G. Honan	Shirley Gomes
Robert F. Fennell	Peter V. Kocot
Robert M. Koczera	Mary E. Grant
Timothy J. Toomey, Jr,	Christopher J. Donelan
Benjamin Swan	Gloria L. Fox
Michael J. Coppola	Alice K. Wolf
James B. Leary	Michael E. Festa
Joyce A. Spiliotis	Edward G. Connolly
James B. Eldridge	Brian Paul Golden
David B. Sullivan	Thomas M. Stanley
Matthew C. Patrick	Jeffrey Sánchez
Christine E. Canavan	Marie J. Parente
Ellen Story	Anne M. Paulsen
Paul J. Donato	John H. Rogers
Christopher G. Fallon	Emile J. Goguen

In the Year Two Thousand and Five.

AN ACT EXPANDING HOUSING AND WORKFORCE OPPORTUNITIES FOR ELDERS, VETERANS AND FAMILIES.

1 *Whereas*, an acute shortage of housing exists in many cities and
2 towns of the commonwealth, and on account of such shortage
3 elderly citizens, returning veterans, reservists and national guard
4 from the war in Afghanistan and Iraq and families are unable to
5 obtain appropriate affordable housing for themselves and their
6 families and there exists a shortage of access to programs for
7 workforce development for public housing tenants, and this
8 shortage is likely to continue for a substantial period of time, and

9 this condition has created a public exigency making the provision,
10 as provided by this act, of financial assistance by the common-
11 wealth to providers of affordable housing and providers of work-
12 force development training, in order to alleviate such shortage an
13 immediate public necessity; therefore this act is declared to be an
14 emergency law, necessary for the public health, welfare and con-
15 venience.

*Be it enacted by the Senate and House of Representatives in General
Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. To provide funding to finance the new construc-
2 tion of all of the following:— housing projects; low rent housing;
3 and low-rent housing projects for families of low income, handi-
4 capped persons of low income, elderly persons of low income and
5 veterans, as established by chapter 121B of the General Laws,
6 and to provide for workforce development opportunities to resi-
7 dents of such housing. The sums set forth in section 2, for the
8 purposes set forth in this act and in chapter 121B of the General
9 Laws and subject to the conditions specified under the provisions
10 of this act, are hereby authorized for expenditure from the General
11 Capital Projects Fund unless specifically designated otherwise,
12 subject to the provisions of law regulating the disbursement of
13 public funds and approval thereof.

1 SECTION 2.

**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT.**

7004-XXXX For the purposes of state financial assistance in the form of
grants for new public housing construction of housing
projects, low rent housing and low-rent housing projects
to house families of low-income, handicapped persons of
low-income, elderly persons of low income and veterans,
as established and defined by chapter 121B of the General
Laws; provided further, that the department shall give first
priority for such grants to housing authorities with under-
utilized or surplus property, such property shall not
include current or formerly occupied dwelling units but
may include real property adjacent or contiguous to such
units and the department shall promulgate regulations
regarding the new construction of public housing on such
underutilized or surplus real property; provided further,
that not less than \$20,000,000 of such grants shall be

expended for the provision of vocational and job training to residents of such public housing in the commonwealth; provided, that said grants shall be administered by the Massachusetts Department of Labor and Workforce Development, through the Commonwealth Corporation, and shall be available to public or non-profit agencies that provide training to recipients of temporary assistance to needy families or who are authorized by the department of labor and workforce development to accept individual training accounts pursuant to the Workforce Investment Act and that serve a majority of unemployed adults, adults with limited English proficiency or low-wage workers, as that term is used in section 2RR(b)(1)(i) of chapter 29; provided further, that the agencies receiving grants will be selected competitively by the Department of Labor and Workforce Development; provided further, that not less than 20 percent of the grants awarded shall be to agencies that provide training programs which combine adult basic education or English proficiency training with vocational training; provided further, that preference shall be given to agencies that have demonstrated satisfactory levels of performance as defined and determined by the department of labor and workforce development, including the placement of workers in living wage jobs, and applications that demonstrate the likelihood of an adequate return on the commonwealth's investment; provided further that, any such public housing tenant who participates in such vocational or job training such tenant family's rent payable pursuant to chapter 121B may not be increased as a result of increased income due to employment during the 12-month period beginning on the date on which the employment is commenced and upon the expiration of such 12-month period the rent payable by such tenant family may be increased due to the continued employment of the family member who participated in such program except that during the 12-month period beginning upon such expiration the amount of the increase may not be greater than 50 percent of the amount of the total rent increase that would be applicable but for this provision; and provided further, that not less than \$1,000,000 shall be expended for affordable housing development within cities and towns with less than 10 percent of year round housing units as low or moderate income housing pursuant to sections 20 through 23 of chapter 40B, provided that grants shall be awarded to public housing authorities and qualified community based not-for-profit developers and that such grants shall be awarded through a competitive application process pursuant to criteria created by the department; provided further, that the grants shall be for the support of early projects tasks prerequisite to the development or preservation of affordable housing, including but not limited to research, planning, site identification, property inspection and review and project design.....

271,000,000.

1 SECTION 3. To meet the expenditures necessary in carrying
2 out the provisions of section 2, the state treasurer shall, upon
3 request of the governor, issue and sell bonds of the common-
4 wealth in an amount to be specified by the governor from time to
5 time but not exceeding, in the aggregate, \$271,000,000. All
6 bonds issued by the commonwealth, as aforesaid, shall be desig-
7 nated on their face, Housing and Workforce Opportunities Bond
8 Act of 2005, and shall be issued for a maximum term of years, not
9 exceeding twenty years, as the governor may recommend to the
10 general court pursuant to Section 3 of Amended Article LXII of
11 the Constitution of the Commonwealth; provided, however, that
12 all such bonds shall be payable not later than June 30, 2030. All
13 interest and payments on account of principal on such obligations
14 shall be payable from the General Fund. Bonds and interest
15 thereon issued under the authority of this section shall, notwith-
16 standing any other provisions of this act, be general obligations of
17 the commonwealth. An amount not to exceed two per cent of said
18 authorizations may be expended by the department of housing and
19 community development for administrative costs directly attribut-
20 able to the purposes of this act, including costs of clerical and
21 support personnel. The director of said department shall file an
22 annual spending plan with the fiscal affairs division and the house
23 and senate committees on ways and means which details, by sub-
24 sidiary, all personnel costs and administrative costs charged to
25 expenditures made pursuant to this act.

1 SECTION 4. The state treasurer may borrow from time to time
2 on the credit of the commonwealth such sums as may be neces-
3 sary for the purpose of meeting payments authorized by section 2
4 and may issue and renew from time to time notes of the common-
5 wealth therefor, bearing interest payable at such times and at such
6 rates as shall be fixed by the state treasurer. The notes shall be
7 issued and may be renewed one or more times for such terms, not
8 exceeding one year, as the governor may recommend to the
9 general court in accordance with Section 3 of Article LXII of the
10 Amendments to the Constitution, but the final maturities of such
11 notes, whether original or renewal, shall not be later than June 30,
12 2012. Notes and interest thereon issued under the authority of this
13 section, shall be general obligations of the commonwealth.